

11/25/2003

November 19, 2003

Hancock Communities
8501 E. Princess Drive, Suite 200
Scottsdale, AZ 85255

Re: Hancock Communities/Madrid Subdivision Entry Feature

Design Narrative:

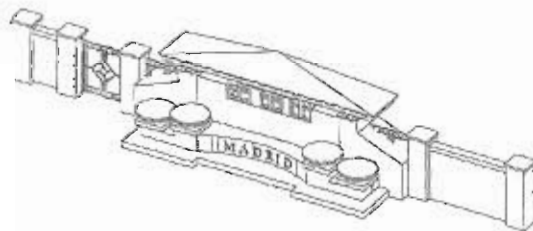
The proposed entry feature being developed for Hancock Communities at their Madrid subdivision at Frank Lloyd Wright Boulevard and Thunderbird Road is an attempt in design that will blend both the Hancock Communities architectural design detailing of their product homes with the design principals historically seen through the work of architect Frank Lloyd Wright. The entry feature at Madrid is an attempt to elevate a "sense of arrival" to the proposed residential enclave.

The main focal point of the entry feature is a strong architectural "cottage" element that brings together the organic architecture of Frank Lloyd Wright seen through the angled battered walls, drystack ledgerstone veneer treatments, fieldstone veneer treatments and wood timber detailing. Centered in this building element are openings within a series of three iron grid accents suggesting "windows". All of the above design elements being interpreted from the Hancock Communities product line and Wright design principals.

The mass of the building element is connected to angled battered walls that are detailed with iron grid accents to support a strong horizontal band that ties into the perimeter walls, the building element and the iron entry gates. Gracing the front of the building element is a terrace that will feature the slate signage facefront and two pairs of Wright prairie pots. The terrace will be treated with drystack ledgerstone veneer. The perimeter walls will demonstrate the historical Wright "grid" with the use of split face block and scored fluted block. The iron gates for both pedestrian and vehicular traffic will be interpretations of Wright influenced glasswork that brings together the marriage of the grid and angled geometry.

Architectural drawing of the Major Monument Front View. The drawing shows a stone and brick structure with a sign reading "MADRID". The drawing includes various material callouts such as "M1 BRIT FACE BLOCK", "M2 FLUTED BLOCK", "M3 PRECAST CAP", "M4 STEEL ACCENT GRILLE", "M5 STONE VENEER", "M6 ROOFING SHINGLES", "M7 SLATE SIGNFACE", and "M8 REVERSE PIN CHANNEL LETTERING". The monument features a central stone wall with a sign, flanked by brick walls and a steel gate. The sign reads "MADRID".

MAJOR MONUMENT FRONT VIEW
1/2" = 1'-0"

[illegible]

87-DR-2003
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HANCOCK COMMUNITIES
MADRID ENTRY MONUMENT
CONCEPT DESIGN

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